
COMMITTEE REPORT 9

Planning Committee

09/06/2005

Report of Head of Development Regulations

APPLICATION No. - 46810/J

Description of Development - Development of local centre comprising community centre building incorporating changing facilities and equipment store, retail store block with residential accommodation above, an equipped play area, a floodlit multi use games area, car parking, servicing, access and highway arrangements, landscaping and associated works.

Site - Land Between Capmartin Road & Daimler Road

Applicant - The Radford Consortium & Adderbury Hawkstone (Daimler Green)

Ward - Radford

INTRODUCTION

- The purpose of this report is to consider the above application.

RECOMMENDATION

- Planning Committee are recommended to grant planning permission.

DESCRIPTION OF APPLICATION SITE AND SURROUNDING AREA.

- The application site relates to plot 4b (as shown on phasing plan ref. 22222P/102H) within Daimler Green, which is roughly situated between the playing fields and King Automotive Systems, at the head of Alverley Road, and includes the bowling club car park.

RELEVANT PLANNING HISTORY.

- Outline planning permission granted (46810/E) 19 August 2004 to revise the masterplan for the redevelopment of Daimler Green to provide: - Residential, open space, retail, community and changing rooms, building for Use Class, A1 (shops), A2 (financial and professional services); A3 (food and drink);B1 (business) or D1 (non residential institutions) including

surgery, multi – sports court, car parking, landscaping and associated roads (Approved Masterplan Ref. 22222P/101J & Approved Phasing Plan Ref. 22222P/102H).

- Permission was subject to a S. 106 Agreement, which was signed on 12.08.04.
- The revised master plan incorporated two areas land vacated from the GWK industrial premises, and amongst the revisions thus prompted for the masterplan were:
 - Creation of an additional housing phase (3D) to comprise 34 two and three bedroom dwellings west of GWK, incorporating an area for play and an emergency access for GWK;
 - An informal area for play (LAP) to the west of GWK;
 - Multi-purpose flood lit pitches to the south of GWK;
 - A doctors surgery (the original site for this to be replaced by housing);
 - A community building (500 sq. m.) incorporating changing facilities;
 - A car park for the local shopping/recreational/community facilities;
 - An element of retailing (600 square metres – the remainder to be located on site of former Fire Station); and
 - A small area of public open space.
- The revised S. 106 agreement included requirements for the marketing of the areas identified for local shopping within use classes A1; the surgery; use classes A2 (Financial and Professional), A3 (Hot food catering establishments), B1 (Offices/ R&D/ Light Industrial), D1 (Non-residential institutions), and a mixed live-work/ training use.
- The Masterplan provides the possibility for flats above the retail shops, and the Community building/changing facilities.

DETAILS OF PROPOSAL.

- Submission of details for the local centre comprising:
 - a retail/ residential block including:
 - 5 number retail units (4 x 92 sq. m. {1000sq. ft} plus 1 x 185.8 sq. m. {2000 sq. ft.}), to be used for purposes falling within use classes A1, A2, A3, B1 or D1 (subject to marketing), with rear and side service accesses;
 - 24 No. 1, 2, and 3 bedroom residential units on upper floors ranging in size from 60 sq. m. to 83 sq. m.
 - The building rises a maximum of 4 storeys up to a maximum height of 15.6m at the highest point of its roof.
 - Its design comprises a combination of 3 storey and 4 storey elements, having feature front/ rear gable elements with gable roof sections.
 - Side elevations feature gable hipped roof elements, and metal balcony features, set within white contrast horizontal cladding panels;
 - The shop fronts are set beneath a glazed canopy, and the building is finished in facing brickwork with contrast brickwork plinth and feature banding;

- The roof is to be finished in interlocking concrete roof tiles (colours to be specified);
 - The building fronts onto Highley Drive, setback 12m from the roadway behind a parallel parking facility (8 No spaces inc. 1 orange badge), footpath and bus lay-by.
 - Access to the flats are situated at the rear of the building enclosed by a canopy and residential parking comprising 35 spaces are located to the rear of the building.
- a community centre building with net floor area of 567 sq. m. and a capacity for 400 people (plus 8 staff), incorporating changing facilities to accommodate 60 people, and equipment store;
- a local equipped play area (LEAP);
- a floodlit multi use games area (MUGA);
- an overall total of 149 car parking spaces including 8 orange badge spaces to serve the centre, flats and Bowling Club;
- identification of a site for a possible surgery (or subject to marketing, A1, A2, A3, or B1 use). This is sited between head of cul-de-sac in Alverley Road and MUGA, backing onto the King Automotive access road.
- the details also include:
 - access and highway arrangements;
 - landscaping incorporating:
 - fencing / gates around the central playing fields; and
 - fencing / barrier around the Bowling Club car park;
 - areas of public open space / parking area along western boundary of King Automotive Systems.
 - Lighting.

RELEVANT PLANNING POLICIES

- The Regional Spatial Strategy indicates the Government's support for the creation of sustainable communities, through amongst other things, the establishment of lasting solutions to reverse decline and regenerate deprived areas.
- The following CDP policies are of relevance to the consideration of these proposals:
 - AM17
 - AM22
 - BE2
 - BE20
 - H12
 - PPS1 states the Government's commitment to the protection and enhancement of the natural and built environment through the promotion of high quality design, to create sustainable development, addressing local context, reinforce local distinctiveness, and embracing community involvement.
- The following National Planning Policy Guidance Notes/ Statements ('PPG / PPS') are of relevance to the consideration of these proposals:
 - PPG 3 (Housing)
 - PPG13 (Transportation)

- PPG17 (Open space, Sport and Recreation)
- The following SPG is of relevance to the consideration of these proposals:
 - Draft car parking standards
 - Urban Design Guidance.

STATUTORY CONSULTATION RESPONSE.

- The principle of the local centre is established by Outline planning permission ref. 46810/E when full statutory consultation was undertaken. No further statutory consultation is identified as necessary in respect of this application.

PUBLIC RESPONSE.

- Notification letters were sent on to all occupiers of dwellings in Daimler Green, and the Sports and Social Club.
- The application was advertised in the Coventry Telegraph, and site notices were also posted on in Capmartin Road (adjacent to access), Anley Road, and in Chetton Road.
- Representations have been received from:
- Mr. Mike Bailey, Secretary of the Jaguar Sports and Social Bowls Club requesting that :
 - the proposed 1.25m high enclosure fencing to the bowling club car park be increased to a height of 2m, and the proposed entrance barrier be amended to 2m high double gates; and
 - enquiring whether a boundary fencing could be erected along the frontage and sides of the bowling club pavilion.
- Mr. Dhimi Chair, Daimler Green Residents' Association (DGRA) , has submitted several representations, which comprise :
 - Letter dated 26.04.05 - Formal objection to the size of the retail building;
 - Letter dated 09.03.05 - Representations obo Daimler Green Residents raising the following concerns:
 - What controls will there be to safeguard residents from light intrusion and late evening noise generated from use of the Flood lit courts;
 - Whether the NHS / CAHA had been approached in respect of marketing for the Surgery, advising that would not be in favour of A3 or D1 uses, and that a resident's survey was to be undertaken regarding the proposed uses.
 - That the overflow car park did not pay any regard to the amenity of adjacent residents;
 - Why does the overflow parking facility have a separate entrance in Highly Drive (which would lead to its under-use and resultant on-street parking in Alverley Road and Highley Drive);
 - Why is the overflow parking facility separated from the parking facility for the Bowling Club;
 - Why has an area of public open space been located adjacent to residents' gardens, to the rear of the overflow , and Bowling Club car parks, where could create result in noise and general nuisance;
 - Request that parking arrangements and open space be re-designed;
 - How can opening hours be controlled and what safeguards would there be ;

- Opposed to A3 uses, maintaining that Daimler Green is well served by takeaway in Sandy Lane, Radford Road and Jubilee Crescent (re-iterating intentions for a residents' survey on the subject);
- The location of waste bins in the public car park treats residents of the flats like 'second class citizens';
- Potential for bins to be vandalised;
- Bins set aside for the shops should instead be available for residents of the flats because they are closer;
- Concerns are expressed against operation of a bus service given the nature of parking on the estate and narrow nature of roads referring to a petition and that residents' would be surveyed on the subject;
- assurances sought that only the 'secondary entrance' of the Community building will be used for access/from the sports field, to safeguard the amenity of residents in Alverley Road.
- Letter dated 21.03.05 - Further representations re-iterates the concerns previously raised in letter of 09.03.05, but adding the results of residents' surveys undertaken at their 15th March residents meeting, as follows:
 - Assuming the Surgery did not go ahead 99% of those surveyed were opposed to A3 or B1 uses, preferring a dentists surgery instead;
 - Enquired as to the arrangements being made to ensure shopping facility users are provided with temporary parking, advising that residents already have parking issues with only the sports field in use at weekends, which can only get worse until the proposed parking facility is brought into use;
 - Residents are not opposed to shops, but do not want shops that bring potential future problems, the residents' survey indicating the following preferences (ascending order):
 - Newsagent;
 - Hairdresser;
 - Post Office;
 - Convenient store;
 - Bank;
 - Chemist/ Grocer/ Florist;
- The survey is also reported to show strong opposition to the following uses:
 - Any A3 use (99% of resident surveyed in opposition);
 - Betting office;
 - Off-licence;
 - Funeral parlour;
- 61% of those surveyed opposed a bus service stating that the estate has a high percentage of car ownership, and any service would be under utilised, and that buses may be accessed nearby from Sandy Lane and Middlemarch Road.
- The following comments (additional to 09.03.05 letter) were also included:
 - ❖ Residents are concerned about the size of vehicles that may be accommodated within the estate (owing to alleged damage to the

- carriageway, kerbs) and the size/ routing of delivery vehicles need to be controlled;
- ❖ The layout of the Community Hall could be amended to maximising income stream; and suggest creation of sitting out area adjacent to function room exit;
 - ❖ The use of shingle and stones for infilling boundaries to public areas on the estate is untidy, and prone to abuse by way of being thrown and/or kicked about);
 - ❖ Parking controls need to be introduced to protect grass verges/ landscaped areas/ parking at junctions, and where bollards are used, it should be ensured that they are spaced less than the width of an average car so as to prevent vehicles being able to drive between them, but not prejudice through access for wheelchairs, prams etc.
- Mr. Dhami , DGRA, letter dated 8th May 2005,
 - Further representation re-iterating previous objections, and advised that a petition is to be presented to Planning Committee by Councillor Skipper on behalf of DGRA, and that Geoffrey Robinson M.P. would be writing in support residents' concerns.
 - The occupiers of 33 Highley Drive, object:
 - The proposed building is 4 storeys high, whereas the surrounding dwellings are two storey;
 - Do not feel there us a need for these shops in their area;
 - The shops will invite people to hang around their houses and this will threaten their privacy and increase the potential for crime, and erode their residential amenity
 - The road is too narrow to accommodate traffic from the proposed shops.
 - The occupier of 35 Highley Drive objects:
 - He was not aware of these proposals when he brought his house;
 - The area is residential and not commercial requiring so many shops, when Jubilee Crescent is nearby with many vacant shop units;
 - The shops will encourage people to hang around in front of his house, resulting in pollution, crime, traffic congestion, to the detriment of residential amenity;
 - There are 3 storey houses to the rear of his house and the proposed building will be visually intrusive and result in loss of light;
 - Residents were allegedly advised at the DGRA meeting by the Police architectural liaison Officer that the canopy would encourage people to congregate, so the building should not be developed.
 - The occupiers of 27 Highley Drive object:
 - The proposed building is out of character, there is no need for 5/6 shops with flats above, consider the building shop/flats will tower over their two storey house opposite, and result in loss of light;
 - that it would be out of character with the estate;
 - consider that there is no need for shops on the estate because there are shops nearby in Jubilee Crescent, Cheveral Avenue, Sandy Lane, Radford Road, some of which have become bankrupt because of insufficient demand;
 - The shops will act as a catalyst for anti-social behaviour, crime noise and disturbance, litter, to the detriment of their residential amenity,

- Allegedly advised by the Police Architectural Liaison Officer at the residents meeting that shops will encourage people to congregate under the proposed canopy and since these are being removed in other parts of the city, should not be included in these proposals in the first case;
- Do not think there is sufficient trade for the proposed shops, and allege that it was pointed out to them by the police Architectural Liaison Officer that newsagent and or grocery shops would be likely to seek an Alcohol licence in order to keep the business running;
- Suggest the removal of the shops in favour of flats only.
- The occupiers of Chetton Avenue:
 - Oppose the proposed shops;
 - The building is not pretty and will dominate the street;
 - Situated opposite 2 storey dwellings, the building would be oppressive, and contrary to planning guidelines.
- The occupier of 35 Bardley Drive:
 - Objects to the size and appearance of the proposed shops, and consider them inappropriate for an urban village and is unhappy about the layout / composition of the development.
- The occupier of 110 Alverley Road.
 - Allegedly assured by builder, prior to agreeing to purchase his property that the development between Alverley Road and Highley Drive would not exceed 2 storeys in height, knowledge of the proposal would have affected his decision;
 - the retail building will dominate the area to its detriment;
 - does not feel there is a need for any retail/service uses in Daimler Green owing to provision of such facilities nearby;
 - Do we need new shops to undermine those that presently exist in the locality;
 - Considers that the retail/ service facility would lead to a lowering of environmental quality in the area, and a reduced quality of life for residents.
- The occupier of 5 Trimpley Drive:
 - Objects to proposed shops and apartments, which they consider to be out of character with the estate, too large and would be oppressive for the dwellings opposite;
 - Do not think the shops would be viable, because of the shopping facilities that exist nearby;
 - Suggest that a sheltered accommodation for the elderly would be more of a service to the community.
- The occupier of 49 Highley Drive:
 - Strongly opposed to the commercial development owing to fears over noise and disturbance, traffic congestion, road safety, smell from possible food outlets, attraction of unsavoury characters, devaluation of property, catalyst for crime, infringement of privacy
 - In other urban villages, shops have been placed well away from residential properties;
 - Their property would be imprisoned between three storey development behind them and four storey development in front of them;

- No need for shops when have Jubilee Crescent , Moseley Avenue and Foleshill Road close by.
- The occupier of 2 Chorley Way:
 - Objects to the shops and residential building;
 - The shops will not be supported by the local community and will not be commercially viable as the location is not an any main thoroughfare;
 - The height and appearance are not acceptable.
- The occupier of 3 Kingsford Road:
 - Object to the scope, size and height of the shops/ residential building;
 - the area is well serviced by local shops in Cheveral Avenue, Sandy Lane, Radford Road and Jubilee Crescent;
 - The shops will fail and leave the estate with a disaster area for trouble and vandalism
- The occupier of 26 Romsley Road:
 - Object to the shops/residential building – too high;
 - Shops will become a magnet for trouble on the estate.
- The occupier of 49 Highley Drive; - (as previous letter referred to above, but including):
 - The proposal does not fit in with the surrounding area, and is contrary to CDP Policies.
- Geoffrey Robinson M. P. has expressed support for the objections raised by the Daimler Green Residents Association.

ISSUES.

- The details submitted are in accordance with the requirements of the original permission and this reflected the approved planning brief which sought to create a urban village. Fundamentally to the development was the village green and community facilities and there was also an express requirement for land to be reserved for local shops and a doctors surgery. The original masterplan and subsequent amendments have all indicated the location of the shops and the doctors surgery now proposed and all anticipated that there would be food and drink uses.
- The proposed total shop floor area is 557.4 sq. m. (6,000 sq. m.) which does not exceed the 600 sq. m. maximum stipulated in the masterplan.
- Community building has a floor area of 404 sq. m. (function room hall), which accords with the requirements of the masterplan (up to a maximum of 500 sq. m.) An additional area of 161.5 sq. m. is incorporated within the community building to accommodate changing facilities.
- A total of 149 car parking spaces are proposed:
 - 8 spaces in front of the shops {inc. 1 orange badge};
 - 22 overspill spaces,
 - 35 spaces for residents {inc. 1 orange badge}, and
 - 60 spaces {inc. 5 orange badge} to serve the remainder of the centre;
 - 24 spaces {inc. 1 orange badge} to serve the bowling club, sited within a separate fenced/ gated car park adjacent to the Bowling Club.

- Parking provision for the flats accord with CDP requirements for 1 space per flat (occasional visitor parking accommodated within the overflow parking area).
- Notwithstanding any occasional visitor parking, 90 parking spaces will be available to serve the centre.
- Whilst the parking requirement will vary in respect of the nature of the shop uses, given that they are less than 250 sq. m. in size parking provision is mainly required on merit. and at worst case (D1 Community Facility) 56 spaces, I consider that sufficient parking is provided to cater for the daily operational needs of the centre.
- The comments raised in the DGRA letter dated 21st March have been brought to the attention of the developers who confirm in respect of the proposals that :
 - The Multi Use Games Area (MUGA) was sited so as to minimise its potential impact on residential dwellings, and its floodlighting is designed to ensure minimum glare to the adjoining properties. It will maintain an average luminance of 350 lux. The developer has indicated willingness to accept planning conditions to control stipulating direction of floodlights and luminance.
 - The hours of use of the facilities will depend upon the opening of the hours and procedures that the Trust determine to be appropriate as well as any opening hours imposed by condition.
 - The areas of POS included in the proposals conform with the approved masterplan, and will provide amenity to local residents, particularly of the flats who will not have private gardens. They also ensure the greening of the urban environment whilst providing a buffer between residential dwellings and the GWK factory.
 - The Community hall will have its own working procedures for entry/exit of visitors to the building, whilst the car park, highways and access have been designed to accommodate the required capacity for team sports. The car parking facilities also have capacity for the parking of coaches and minibuses, and an overflow car park has been provided for maximum flexibility.
 - The surgery building is not part of the proposal, other than its siting, which conforms with the approved masterplan, which also provides for alternative uses if there is no demand for a surgery use, and that therefore the principal of the use of this part of the site has already been established by the outline permission.
 - The shared context of the car parking facilities between the local centre uses is a typical relationship and is designed so as avoid conflict, since it has an access off Highley Drive to present ease of movement and to link the residents of the surrounding estate, and also to allow for deliveries, council collections, servicing and coach parking without causing detriment to highway safety or causing congestion within the car park area.
 - In conformity with the approved masterplan, the Bowling Club has been provided with an individual car park, mainly due to the geography of the club's location in comparison to the local centre,

and also considering that a car park adjacent to the club would better provide for any disabled visitors.

- The bin store position has been amended so that it is located closer to the building. The bins will be within a secure store and it will be the responsibility of residents to ensure it is kept secure.
- The shop/ residential building, has attracted considerable objection from local residents, including those living opposite in Highley Drive and these objections question the need for such facilities and raising concerns regarding the design.
- The inclusion of a commercial centre, with local shops and facilities, was one of the founding principles for the redevelopment of the site, and this principle was established together with the siting of the commercial centre within phase area 4a of the development, as part of the masterplan approved under outline planning permission ref. 46810/E.
- Local residents are particularly concerned that none of the commercial uses be used for food and drink (Classes A3-A5) and consider that there are already in the locality sufficient outlets to meet the need. Your CDP recognises that such uses can result in harm to amenity and therefore looks for proposals to be located within defined centres.
- The nature of food and drink uses are such that they can, particularly if opening late into the evening, result in disturbance through the congregation of youths, car doors banging and smells and litter.
- There are residential units proposed above the shops but the building is designed to mitigate any potential disturbance. The front layby provides 8 spaces which experience suggests is normally sufficient for take away outlets. If there were a restaurant use then the larger car parking areas are closely located to be convenient for use.
- Houses opposite will be within 20 metres of the shops and inevitably may experience some reduction in amenity arising from the use of the shops from either the use for A1 which would include such uses as an off license or A3-A5 uses.
- The applicants indicate that the units could be open from 5am to 11 pm on a weekday and 6am and 10pm on a Sunday or Bank Holiday. Deliveries are proposed to be limited to 7am-7pm and 8am – noon on Sundays and bank holidays.
- A condition is recommended that ensures that any food and drink outlet has fume extraction and odour control equipment
- Policy H12 (Design and Density of Development) requires a high standard of design for new housing development, and provides that proposals will be considered on the basis of (amongst other factors) the relationship between buildings and spaces; building details, such as proportion, massing and materials, and the enhancement of the character and quality of the local environment.
- The four storey building to accommodate the shop with flats over, is proposed to be located on the south side of Highley Drive, set back 12 metre from the road, and an overall separation of 20 metres from the houses on the opposite side of Highley Road.
- As established under the approved masterplan, the character of development in Highley Road had always been intended to comprise a

mixture of forms, with residential development on the southern side of the road, and a mixture of commercial and residential development in the form of flats on the south side of the road as part of the location for local community facilities.

- The proposed building is not therefore in my view inappropriate within this context.
- The overall massing of the building is varied , incorporating 3 and 4 storey elements, and roof design incorporating front gables and hipped elements. The side elevations have a greater extent of contrast materials than the front and rear elevations, to greater effect.
- Given the extent of concern over the appearance of the building and its massing, discussions are ongoing to try and seek further embellishment of the front elevation.
- The submitted details include a bus lay by in Highley Drive in front of the shops. This accords with CDP Policy AM3 to facilitate the provision of a bus service for the development, and is consistent with the approved masterplan for Daimler Green.

CONCLUSION

- The details now presented for the development of the local centre accord with the principles established for the redevelopment of Daimler Green, through the approved masterplan, and outline Planning permission 46910/E. I therefore consider that the submitted details accord with development plan policies and supplementary planning guidelines, and are therefore recommended for approval.

SCHEDULE

Condition(s)

- 1. The development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission.**
- 2. Floodlighting to the Multi Use Games Area shall only be installed in full accordance with details submitted to and approved in writing by the local Planning Authority.**
- 3. No food and drink use (Classes A3 - A5 of the Schedule to the Town and Country Planning Use Classes Order 2005 shall commence from any of the units hereby permitted unless and until fume extraction and odour control equipment (including external ducting flues) has been installed in full accordance with details submitted to and approved in writing by the local planning authority and such installation shall have been inspected by the City Council, before the use hereby permitted commences. Thereafter the equipment shall be permanently maintained in a satisfactory condition and be operated at all times when cooking is carried out.**
- 4. No use shall commence of any of the buildings hereby permitted unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times**

5. The development shall be carried out only in full accordance with samples of the facing , roofing and surfacing materials which shall have been submitted to and approved in writing by the Local Planning Authority.
6. The railings and gates hereby permitted shall have been colour coated within one month of installation.
7. None of the development hereby permitted shall be occupied until the scheme of landscaping indicated on drawing Nos. 24326/300F, 24326/302C, 22817/315E or any amendments approved in writing, the Local Planning Authority, has commenced, and which shall include measures to protect all existing trees and hedgerows during the course of the development.
8. None of the development hereby permitted shall be occupied until a the scheme of 'hard' landscaping of the site , including all walls, fencing and surfacing materials shown on drawing Nos. 24326/301C, 24326/302C, 24326/300E, 24252/101F, 22817/315E or any amendments approved in writing by the Local Planning Authority has been completed.
9. All planting , seeding or turfing as comprised in the details hereby permitted shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced as soon as practicable by trees or shrubs of similar size and species to those originally required to be planted.
10. The siting, design and construction of all access roads/ footpaths/ access crossings shall be accord with details submitted to and approved in writing by the local planning authority.
11. The commercial premises hereby permitted shall be used only between 05.00 hours and 23.00 hours Monday to Saturday and between 06.00 hours and 22.00hours on Sundays or Bank Holidays.
12. Deliveries to the commercial premises hereby permitted shall take place between 07.00 hours to 17.00 hours Monday to Saturday and 08.00 to 12 noon on Sundays and Bank Holidays.
13. The Local Equipped Area for Play (LEAP) shall be constructed and landscaped in accordance with details to be submitted and approved in writing by the Local Planning Authority and the play equipment shall be installed in full accordance with the approved details before any of the units hereby permitted are occupied.
14. street bollards to the front of the commercial units shall installed in accordance with details be submitted to and approved in writing by the local Planning Authority, and thereafter such bollards shall be retained unless otherwise approved by the local planning authority.

Reason(s)

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. To ensure that floodlighting is installed to enable the adequate use of the multi use games area, whilst providing satisfactory safeguards to

residential amenity, in accordance with Policy EM8 of the Coventry Development Plan 2001.

3. To ensure that the amenities of the occupiers of nearby properties are not adversely affected, in accordance with Policy EM 5 of the Coventry Development Plan 2001.
4. To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity, in accordance with Policy AM 17 of the Coventry Development plan 2001.
5. To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality, in accordance with Policy BE2 of the Coventry Development Plan 2001.
6. To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality, in accordance with Policy BE2 of the Coventry Development Plan 2001.
7. To ensure a satisfactory standard of appearance of the development in the interest of the visual amenities of the area, in accordance with Policies BE20 and GE14 of the Coventry Development Plan 2001.
8. To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy BE2 of the Coventry Development Plan 2001.
9. To ensure a satisfactory standard of appearance of the development in the interest of the visual amenities of the area in accordance with Policy BE20 of the Coventry Development Plan 2001.
10. To ensure satisfactory provision of access facilities in the interest of amenity, convenience and traffic, in accordance with Policies AM9 and AM22 of the Coventry Development Plan 2001.
11. In the interests of the residential amenity, in accordance with Policy)S6 of the Coventry Development plan 2001.
12. Deliveries to the commercial premises hereby permitted shall take place between 07.00 hours to 17.00 hours Monday to Saturday and 08.00 to 12 noon on Sundays and Bank Holidays.
13. To ensure the provision of a suitable play area facility, in accordance with CDP Policy GE9 of the Coventry Development plan 2001.
14. To ensure a satisfactory standard of appearance of the development and prevent anti -social behaviour, in accordance with Policy BE2 of the Coventry Development Plan2001.

LIST OF BACKGROUND PAPERS

PROPER OFFICER: Head of Development Regulations

AUTHOR: Lesley Wroe - Planning Control Manager (024) 7683 1225

PAPERS OPEN TO PUBLIC INSPECTION (all at City Development Directorate, Civic Centre 4, Much Park Street)


Planning Application File: 46810/J
Coventry Development Plan 2001

CASE OFFICER : Rowan Reid



Planning Ref: 46810/J

Land between Capmartin Road & Daimler Road

 Application Site

City Development Directorate Development Regulations

